



CALVERT COUNTY PLANNING COMMISSION

205 Main Street
Prince Frederick, MD 20678
Phone: 410-535-2348 – 301-855-1243
Fax: 410-414-3092

Maria Buehler
Chair

June 15, 2022

Mr. Robert S. McCord, Secretary
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201-2305

Subject: Calvert County Maryland State Annual Report 2021

Dear Secretary McCord:

I am pleased to submit to you the Calvert County Maryland State Annual Report 2021 provided by the Calvert County Planning Commission. This report documents and evaluates growth related changes in development patterns that occurred in our jurisdiction during 2021, as required by the Annotated Code of Maryland, Land Use Article, Title 1-207. The Planning Commission approved the 2021 report at its meeting on June 15, 2022, and this document has been filed with the local legislative body, the Calvert County Board of County Commissioners, by letter dated June 15, 2022. A copy of the 2021 Annual Report will also be posted to the county's website for public review.

Please note that the report does not include data from the two municipalities within Calvert County, Chesapeake Beach and North Beach. These municipalities have their own planning and zoning authority, and thus are not subject to Calvert County's Planning and Zoning regulations.

The report does not include a letter from the Board of Education which is requested in Section VI. H. 3. In response to the requested information regarding the State Rate Capacity (SRC) and remedies to this issue the Planning Commission would like to note that the school board is not bound by the Calvert County Zoning Ordinance and therefore, resolving these issues and the delay in development caused by the SRC, is out of the control of the Planning Commission.

We hope you will find the 2021 report informative. If our staff can be of any additional assistance, please feel free to contact Tamara Blake-Wallace, Planning Commission Administrator at 410-535-1600, extension 2727.

Sincerely,

Maria Buehler, Chair
Calvert County Planning Commission

Enclosure

cc: Mary Beth Cook, Director, Department of Planning & Zoning
Carolyn V. Sunderland, AICP, Deputy Director, Planning



CALVERT COUNTY
Maryland

**MARYLAND STATE
ANNUAL REPORT
2021**



*Prepared by the Department of Planning & Zoning staff June 06, 2022
Presented to Calvert County Planning Commission June 15, 2022*

**Annual Report Worksheet
Reporting (Calendar) Year 2021**

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Section I: New Residential Permits Issued (Inside and Outside the PFA) (§1-208(c)(1)(i) and (c)(3)(ii))

- (A) In Table 1, New Residential Permits Issued (Inside and Outside the PFA) below, enter the number of new residential building permits issued in calendar year (2021). Enter 0 if no new residential building permits were issued in 2021.

**Table 1: New Residential Permits Issued
Inside and Outside the Priority Funding Area (PFA)**

Residential – Calendar Year 2021	PFA	Non - PFA	Total
# New Residential Permits Issued	75	109	184

Section II: Amendments and Growth Related Changes In Development Patterns (§1-207(c)(1) and (c)(2))

Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.

- (A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted Y ☐ N ☒

The 2040 Calvert County Comprehensive Plan was adopted in August 2019.

Were there any amendments to the zoning regulations or zoning map? If yes, briefly summarize each amendment, include a map, or GIS shapefile, if available. Y ☒ N ☐

See Table A

- (B) Were there any growth related changes, including Land Use Changes, Annexations, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to the Land Use Article? If yes, please list or map and provide a description of consistency of internal, state or adjoining local jurisdiction plans Y ☒ N ☐

See Tables:

- B Final Subdivisions Approved & Recorded 2021
- C Final Site Plans Approved & Recorded 2021
- D Summary and Consistency of Calvert County Road Transportation Systems Capacity Improvements 2021
- E Summary and Consistency of Calvert County Public Schools Capacity Improvements 2021
- F Summary and consistency of Calvert County Public Facilities, Safety & Utilities, Capacity Improvements 2021
- G Summary and consistency of Calvert County Water and Sewer Capacity Improvements, 2021

- (C) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list. Y ☐ N ☒

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TABLE A - SUMMARY OF ZONING REGULATIONS AND ZONING MAP AMENDMENTS 2021						
REF. NO.	AMENDMENT CASE NO.	TITLE/ DESCRIPTION	PLANNING COMMISSION FINDING OF CONSISTENCY	PUBLIC HEARING DATE	P.C. RESOLUTION NUMBER	BOCC APPROVAL, ORDINANCE ADOPTION DATE & RECORDATION REFERENCE
1.	WSMA 21-01	Amendment of the Calvert County Water and Sewerage Plan, 2014 Update to change the Water and Sewer Category of 3 Lots (Tax Map 24, Parcel 65, Lots 1-3) from W-6 to W-3 and S-6 to S-3	03/17/2021	10/20/2021	N/A	Res. No 46-21 10/25/2021 KPS 66/104

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TABLE B – FINAL SUBDIVISIONS APPROVED & RECORDED, 2021										
REFERENCE No.	SUBDIVISION NAME & NUMBER	PARCEL AND TAX MAP	NUMBER OF LOTS	GROSS ACREAGE	LOT ACRE (NET)	OPEN SPACE	RESIDUE ACRES	PFA	PROPERTY ADDRESS	RECORDING REFERENCE
Major Subdivisions - Residential –										
1.	SDFP-138228 Chapline Place Lot 3R	P. 718 TM. 27	1	2	1	0	0	Yes	825 Prince Frederick Blvd. Prince Frederick	09/20/2021 KPS 6/158
Minor Subdivisions – Residential										
1.	MSDFP-138137 Ronald & Shirley Weems, Lot 1	P. 139 P. 503 TM 31	1	19	1	0	0	No	1545 Woods Rd., St. Leonard	04/21/2021 KPS 6/135
2.	MSDFP-138189 Old Anchor Farm, Lots 1-5	P. 21 TM 20	5	109	107	0	0	No	1990, 1995, 1960, 1970 & 1980 Lowery Rd., Huntingtown	07/09/2021 KPS 6/150
3.	MSDFP-138144 Pixton Property, Lots 1-3	P. 63 TM 31	3	25	5	19	0	No	290, 295, 300 Jenolee Lane, St. Leonard	07/12/2021 KPS 6/147
4.	MSDFP-138145 Jimney Property	P. 237 TM 34	1	17	17	0	0	No	7830 Broomes Island Road, Port Republic	09/28/2021 KPS 6/161
5.	MSDFP-138342 3D Avondale	P. 99 TM 44B	4	.8	.5	0	0	Yes	14236, 14240 Langley Ln., Solomons	10/07/2021 KPS 6/165
6.	MSDFP-138351 Ida's Acres, Lots 1-3, Section II	P. 498 TM 18	3	19	15	0	0	No	2285, 2992, 2986 Ida's Lane, Huntingtown	11/30/2021 KPS 6/176
7.	MSDFP 138107 Martin O'Berry	P. 120 TM 44B	1	.48	.22	0	0	Yes	272 C Street, Solomons	12/02/2021 KPS 6/100

**Annual Report Worksheet
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TABLE B – FINAL SUBDIVISIONS APPROVED & RECORDED, 2021 CONT'D

REFERENCE No.	SUBDIVISION NAME & NUMBER	PARCEL AND TAX MAP	NUMBER OF LOTS	GROSS ACREAGE	LOT ACRE (NET)	OPEN SPACE	RESIDUE ACRES	PFA	PROPERTY ADDRESS	RECORDING REFERENCE
Sub-Total (Minors)			18	190	146	19	0			
Sub-Total (Majors)			1	2	2	0	0			
TOTALS			19	192	147	19	0			

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TABLE C – FINAL SITE PLANS APPROVED 2021

REFERENCE NO.	SITE PLAN NO./NAME	TAX MAP/ PARCEL NO.	LOCATION	FINAL APPROVAL DATE	TOTAL GROSS LOT/ PARCEL SIZE IN ACRES	TOTAL LOT SIZE (NET) ACRES	TOTAL BUILDING SQ. FT. APPROVED (GROSS)	PFA
1.	SPR-138332 Winter Operations Facility	P. 424 TM 42	10495 S. Solomons Island Road, Solomons	09/09/2021	48.28 Acres	2.37	9,778	No
2.	SPR-2020-313 Fox Run Pad Sites	P. 290 TM 24	45, 56, 57, 59, 61, 63, 65 & 75 Harrow Lane, Prince Frederick	03/25/2021	40.69 Acres	3	15,428	Yes
3.	SPR-138143 Christian Fellowship Calvert	P.333 TM10	6865 Briscoe Turn Road, Owings	3/10/2021	7.26 Acres	7.26	2,555	No
4.	SPR-2019-300 Old Town Automobile	P. 9 TM 18	3921 Old Town Road, Huntingtown	01/13/2021	1.01 Acres	1.01	6,312	Yes
5.	SPR-2017-240 Calvary UA Church Parking Lot	P. 190 & 283 TM 11	7545 Wayside Drive, Sunderland	05/03/2021	2.75 Acres	2.75	5,759	No
TOTAL					100	16	39,832	N/A

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TABLE D – CONSISTENCY OF CALVERT COUNTY TRANSPORTATION SYSTEMS CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2021								
REFERENCE NO.	PROJECT/DESCRIPTION	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO	PFA	ON-GOING FROM 2020
1.	Lusby Parkway Extensions	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP & PFMP&ZO	Not Applicable No Impact	No -Local	Yes	No
Project Description: Planning, design and construction of the extension of Lusby Parkway to Gunsmoke Trail.								
2.	Bridge Maintenance and Dam Repairs	Consistent: Supports Transportation Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with the CCCP, CCTP & ZO	Not Applicable No Impact	No - Local	Yes	No
Project Description: Bridges throughout the County. Repairs to concrete surfaces, abutments, wing walls, concrete deck soffit and bridge railing.								
3.	Sidewalk Program	Consistent: Supports Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP, ZO and All Town Center MP&ZOs	Not Applicable	No - Local	Yes	Yes
Project Description: Sidewalk connectivity, retrofit and repair program to meet ADA Standards in Town Centers. The county is responsible for the upgrade and maintenance within both State and County rights-of-way.								

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TABLE D – CONSISTENCY OF CALVERT COUNTY TRANSPORTATION SYSTEMS CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2021								
REFERENCE NO.	PROJECT/DESCRIPTION	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO	PFA	ON-GOING FROM 2020
4.	Dunleigh Court Culvert Replacement	Consistent: Supports Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP, and ZO	Not Applicable No Impact	No - Local	No	No
Project Description: Planning design and construction of the repair/replacement of twin culverts.								
5.	Transportation Safety Projects	Consistent: Supports Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP, and ZO	Not Applicable No Impact	No - Local	Yes	No
Project Description: Guardrail, raised pavement markers and other safety program items throughout the county, as necessary.								
6.	Appeal Salt Barn	Consistent: Supports Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP, and ZO	Not Applicable No Impact	No - Local	No	No
Project Description: Construction and repair of winter operations facility to serve the southern portion of the county. This facility will include, but not limited to a salt barn, brine operation and storage along with a lay down yard for construction material.								

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TABLE D – CONSISTENCY OF CALVERT COUNTY TRANSPORTATION SYSTEMS CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2021								
REFERENCE NO.	PROJECT/DESCRIPTION	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO	PFA	ON-GOING FROM 2020
7.	Roadway Safety Improvements	Consistent: Supports Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP, and ZO	Not Applicable No Impact	No - Local	Yes	No
Project Description: Safety projects such as turning lanes, median construction and geometric improvements at county intersections.								

Only projects where funds are allocated for construction costs in 2021 have been included.

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**TABLE E – CONSISTENCY OF CALVERT COUNTY PUBLIC SCHOOLS CAPACITY
IMPROVEMENTS WITH ADOPTED PLANS, 2021**

REFERENCE NO.	PROJECT/DESCRIPTION	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2020
1.	Beach Elementary School, #4632 7900 Old Bayside Road, Chesapeake Beach	Consistent: Supports Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP & CCPSCMP	Not Applicable, No Impact	Yes – State	No	No
Project Description: Feasibility and design for new Beach Elementary.								

Only projects where funds are allocated for construction costs in 2021 have been included.

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**TABLE F – CONSISTENCY OF CALVERT COUNTY PUBLIC FACILITIES, SAFETY & UTILITIES,
CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2021**

REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2020
1.	County Administration Building 150 Main Street, Prince Frederick	Consistent: Supports Infrastructure Improvement Objectives, CCCP, ZO, and PFMP&ZO	Consistent: No Recommendation	Consistent with CCCP	Not Applicable No Impact	No – Local	Yes	No
Project Description: To design and build a new County Administration Office Building. Approximately four stories and 120,000 sq. ft. This building would house all employees currently housed in the Annex, Albright Building, 131 Main Street, 30 Duke Street and the Courthouse.								
2.	Calvert Marine Museum Paleontology Center	Consistent: Supports Infrastructure Improvement Objectives, CCCP, ZO, and STCMP&ZO	Consistent: No Recommendation	Consistent with CCCP	Not Applicable No Impact	No – Local	Yes	No
Project Description: Proposed paleo center will house the paleontology collection, receiving and fossil preparation area on the ground floor, library and office and meeting space for paleontology staff and visiting scientists on the second floor.								
3.	Detention Center Inmate Program Space	Consistent: Supports County Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistent with CCCP & PFMP&ZO	Not Applicable No Impact	No – Local	Yes	No
Project Description: Design and Planning in 2019-2022. Construction to begin in 2024.								

Only projects where funds are allocated for construction costs in 2021 have been included.

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TABLE G – CONSISTENCY OF CALVERT COUNTY SOLID WASTE AND WATER & SEWER SYSTEMS, CAPACITY IMPROVEMENTS, WITH ADOPTED PLANS, 2021

REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2020
1.	Appeal Landfill, 401 Sweetwater Road, Lusby	Consistent: Supports Zoning Ordinance Infrastructure Improvement Objective & Actions	Consistent: No Recommendation	Consistency between CCCP & CCCSWMP	Not Applicable No Impact	No – Local	No	Yes
Project Description: Construct a county-owned facility. The facility would provide the County flexibility when negotiating future refuse hauling contracts.								
2.	Ball Road Convenience Center 1045 Ball Road, Port Republic	Consistent: Supports Zoning Ordinance Infrastructure Improvement Objective & Actions	Consistent: No Recommendation	Consistency between CCCP & CCCSWMP	Not Applicable No Impact	No – Local	No	No
Project Description: Convenience Center will be expanded to include two new compactors.								
3.	Small Water Main Replacements	Consistent: Supports Zoning Ordinance Infrastructure Improvement Objectives & Actions	Consistent: No Recommendation	Consistency between CCCP and CCCW&SP	Not Applicable No Impact	No – Local	No	Yes
Project Description: Replacement of water lines in problem areas as they are identified through routine maintenance of procedures.								

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TABLE G – CONSISTENCY OF CALVERT COUNTY SOLID WASTE AND WATER & SEWER SYSTEMS, CAPACITY IMPROVEMENTS, WITH ADOPTED PLANS, 2021

REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2020
4.	Barstow Convenience Center Upgrade, 350 Stafford Road, Barstow	Consistent	Consistent: No Recommendation	Consistent with CCCP & CCSWMP	Not Applicable No Impacts	No – Local	No	Yes
Project Description: Design of existing facility to allow increased capacity. Change in the ingress and egress of the facility, storm waste management improvements and construction of a retaining wall.								
5.	Prince Frederick WWTP#1 Plant Upgrade 455 Sugar Notch Lane, Prince Frederick	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & PFMP&ZO	Not Applicable No Impact	Yes - State, MDE Revolving Loan, Estimated 100% of Total Project Budget	Yes	Yes
Project Description: The Prince Frederick Wastewater Treatment Plant #1 will be upgraded to increase capacity and meet more stringent discharge limit requirements.								
6.	Prince Frederick Pump Station Improvements, Phases 1, 2 & 3, Prince Frederick Town Center	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & PFMP&ZO	Not Applicable No Impact	No – Local	Yes	Yes

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TABLE G – CONSISTENCY OF CALVERT COUNTY SOLID WASTE AND WATER & SEWER SYSTEMS, CAPACITY IMPROVEMENTS, WITH ADOPTED PLANS, 2021

REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2020
Project Description: Project Phase 1: Upgrades to wastewater pump stations throughout the Prince Frederick service area. Phase 2: Upgrade of the Prince Frederick Calvert Memorial Hospital Wastewater Pump Station #4. Phase 3: Replace the existing Pump Station #6 and provide additional needed capacity.								
7.	Solomons WWTP Enhanced Nutrient Removal Upgrade	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & SMP&ZO	Not Applicable No Impact	Yes - State, MDE, Wastewater The county will apply for grant, funding for ENR	Yes	Yes
Project Description: The upgrade will provide for increasing treatment capacity to ENR standards, replacing process components that are failing or undersized. A new laboratory is included to satisfy Maryland Department of Environment requirements for plant discharge limits. Preliminary design in 2018, with construction in 2022-2022.								
8.	Solomons Pump Station Upgrade 14155 S. Solomons Island Road	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & SMP&ZO	Not Applicable No Impact	No – Local	Yes	Yes
Project Description: The project will incorporate general repairs and upgrades to wastewater pump stations throughout the Solomons service area.								

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TABLE G – CONSISTENCY OF CALVERT COUNTY SOLID WASTE AND WATER & SEWER SYSTEMS, CAPACITY IMPROVEMENTS, WITH ADOPTED PLANS, 2021

REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2020
9.	Solomons WWTP – Septage Receiving Upgrades	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & SMP&ZO	Not Applicable No Impact	Yes - State, MDE, Wastewater Revolving Fund Loan, Grant funding for ENR	Yes	Yes
Project Description: Major improvements to the Solomons WWTP Septage receiving station. The improved station will be capable of increased receiving capacity with the ability to unload two trucks concurrently.								

Only projects where funds are allocated for construction costs in 2021 have been included.

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Section III: Development Capacity Analysis (DCA)(§1-208(c)(iii))

Note: MDP provides technical assistance to local governments in completing a development capacity analysis. Please contact your MDP regional planner for more information.

(A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years? Y ☐ N ☒

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.
We have had no significant changes in our Density Capacity as we have had no significant updates to zoning. We are in the process of rewriting our zoning ordinance and the next density analysis will reflect those changes.

The figures shown in Table 2 below reflect the growth changes from last year.

I have attached a copy of the Density Analysis report submitted in June 2018, see Appendix A-4. The next report will be submitted in June 2025.

2. If yes, when was the last DCA submitted? Identify Month and Year: **June 2018**

- a. Was the DCA shared with the local School Board Facilities Planner? Y ☒ N ☐
The school board was provided a copy of the density analysis report submitted in June 2018.

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in Table 2, *Residential Development Capacity (Inside and Outside the PFA)*:

Table 2: Residential Development Capacity (Inside and Outside the PFA) *

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	3199	19,578	22,777
Residential Parcel & Lots w/Capacity	4,359	2,328	6,687
Residential Capacity (Units)	13,092	2,833	15,929

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Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) ([§1-208\(C\)\(1\)iv and v](#))

- (A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation

Easements Acquired During the FY 2021									
Tax Map	Grid Cell	Parcel Number	Tax Account ID Number	Acres Under Easement	Date Easement Became Effective	Preservation Program	Cost	Inside PPA	
								YES	NO
28		32	01-004301	77.996	06/29/21	Rural Legacy	\$338,279.00		X

- (B) What is the county's established local land use percentage goal?
The Calvert County Comprehensive Plan as amended established a minimum preservation goal of 40,000 acres of farm / forest land to be preserved. This equates to approximately 28.6% of Calvert County's total land mass.
- (C) What is the timeframe for achieving the local land use percentage goal?
No timeframe has been established for achieving this benchmark.
- (D) Has there been any progress in achieving the local land use percentage goal?
Progress has been consistently made towards the county's land preservation goal.
- (E) What are the resources necessary for infrastructure inside the PFAs?
Funding resources for infrastructure construction are identified annually in the county's six year Capital Improvement Plan (CIP). The fiscal cycles for the county's CRP begin July 1st and end June 30th.
- (F) What are the resources necessary for land preservation outside the PFAs?
Calvert County addresses preservation in the Comprehensive Plan. The following programs are primarily used for land preservation:
- **Federal Programs**
 - **Readiness and Environmental Protection Initiative (REPI)**
 - **State Programs**
 - **Maryland Agricultural Land Preservation Foundation (MALPF)**
 - **Maryland Environmental Trust (MET)**
 - **Rural Legacy Program (RL)**
 - **Calvert's Local Agricultural Land Preservation Program**

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Section V: Measures and Indicators ([§1-208\(c\)\(1\)](#))

Note: The Measures and Indicators, Section VII, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

Table 4A: Amount of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2021	PFA	Non - PFA	Total
Total # Minor Subdivisions Approved	2	6	8
Total # Minor Subdivision Lots Approved	5	13	18
Total # Minor Subdivision Units Approved	5	13	18
Total Approved Minor Subdivision Area (Gross Acres)	1	189	190
Total Approved Minor Subdivision Lot Area (Net Acres)	1	145	146
Total # Major Subdivisions Approved	1	0	1
Total # Major Subdivision Lots Approved	1	0	1
Total # Major Subdivision Units Approved	1	0	1
Total Approved Major Subdivision Area (Gross Acres)	2	0	2
Total Approved Major Subdivision Lot Area (Net Acres)	1	0	1
Total # Units Constructed in Jurisdiction	6	13	19
Total # Units Demolished*	N/A	N/A	N/A
Total # Units Reconstructed/Replaced*	N/A	N/A	N/A

*Not required.

Table 4B: Net Density of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2021	PFA	Non – PFA	Total
Total # Units Approved (Major + Minor Subdivisions)	6	13	19
Total # Approved Lot Area (Major + Minor Subdivisions)	2	145	147

Table 4C: Share of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2021	PFA	Non – PFA	Total
Total # Units Approved (Major + Minor Subdivisions)	6	13	19
% of Total Units (# Units/Total Units)	32%	68%	100%

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Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2021	PFA	Non - PFA	Total
Total Site Plan Area Approved (Gross Acres)	41.7	58.29	100
Total Building Square Feet Approved (Gross)	21,740	18,092	39,832
Total # New Permits Issued	2	3	5
Total Square Feet Constructed in Jurisdiction (Gross)	21,740	18,092	39,832

Table 4E: Net Density of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2021	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	21,740	18,092	39,832
Total Lot Size (Net Acres)	4	12	16

Table 4F: Share of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2021	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	21,740	18,092	39,832
% of Total Building Square Feet (Building Square Feet/Total Approved Square Feet)	55%	45%	100%

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Section VI: Adequate Public Facility Ordinance (APFO) Restrictions ([§7-104](#)) (Section VI is only required by jurisdictions with adopted APFOs)

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 202 and 2021 are due July 1, 2022. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

- (A) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)

Public Roads and Public Schools

- (B) Where is each restriction located? (Identify on a map, including PFA boundary.)

The county's Adequate Public Facilities Ordinance (APFO) was adopted in 1989. An APFO Report for school capacity is prepared twice a year (April and November) to reflect the fall and spring student enrollments. Two municipalities located within the county, Chesapeake Beach and North Beach, are not subject to the county's zoning ordinance and are exempt from the county's APFO regulations. As of November 01, 2021, the following schools in the county's public school districts are deemed inadequate, exceeding 100% of the County's APFO rated capacities for those schools as follows:

Mt. Harmony Elementary 100.7%

Northern High School 103.2%

- (C) Describe the nature of what is causing each restriction.

Schools: If the capacity of a school exceeds 100%, the APFO requires that the school district be closed to new residential development; specifically, final subdivision plats for residential development may not be recorded nor may final site plans for residential development be approved, until the overcapacity is reduced below 100%. Reports are generated by county staff in the fall and spring to verify the capacity status of each school. Residential developments that are age-restricted and non-residential developments are not required to meet APFO requirements for schools prior to final subdivision and/or site plan approval by the Planning Commission.

Roads: A Traffic Impact Analysis (TIA) is required with the submittal of all subdivision and/or site plan applications to determine road capacity in the surrounding area. Based upon the TIA, a Traffic Study may also be required to determine the "Level of Service" for the road system serving the proposed development.

- (D) What is the proposed resolution of each restriction?

Schools: Resolution is obtained when staff verifies there is adequate capacity within a previously closed school district or after a six year wait on the final recording of residential subdivisions or residential site development plans. Redistricting would be another resolution for the elementary schools.

Roads: A Traffic Impact Analysis (TIA) and/or Traffic Study may be required as part of the proposed development project. If a Traffic Study determines that the traffic conditions (Level of Service) for the road serving the project are inadequate, and no road improvements are planned in the county's adopted CIP, then mitigation in the form of road dedication and/or road improvements may be required of the developer to offset the inadequate conditions. The mitigation is determined as part of the review and approval of the project prior to issuance of an APFO Certificate for Roads.

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(E) What is the estimated date for the resolution of each restriction?

The restriction for the Mt. Harmony is due in part to the school taking on a higher number of transfer students. Mt. Harmony would have been deemed adequate in this and other reporting periods if no student transfers had occurred.

(F) What is the resolution that lifted each restriction?

School Expansion and Road Improvements. Possibly redistricting for elementary schools.

(G) When was each restriction lifted?

Schools: The restriction will be lifted only when the capacity is reduced to below 100% of capacity, or when the proposed residential development has been restricted from recording final subdivision plats or obtaining final site plan approval for a period of six years.

Roads: The restriction will be lifted only when the roads serving the proposed development are deemed at an adequate Level of Service (with or without additional mitigation/road improvements) by the State Highway Administration and/or Calvert County Department of Public Works. The County does not have the authority to mitigate State Highway.

(H) Additional Information. To help the Sustainable Growth Commission Statewide School Education Committee for School related restrictions:

1. List the State Rated Capacity for each affected facility.

Mt. Harmony Elementary SRC as of November 2021 is 604 with 608 Enrollments

Northern High School SRC as of November 2021 is 1,488 with 1,536 Enrollments

2. Identify date local School APFO standards were last evaluated or amended.

Adequate Public Facilities Report for Schools – November 01, 2021.

3. Provide a letter from the School Board confirming what actions are being taken by the School Board to remedy each restriction. (This could include a change in State Rated Capacity (SRC); scheduled improvements in the local Capital Improvement Program (CIP); or redistricting, etc., to address (B) –(G) above.)

The Calvert County School Board has not completed the requested letter. If provided, the letter will be forwarded to the State at that time.

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Section VII: Planning Survey Questions (Optional)

The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.

(A) Does your jurisdiction have a bicycle and pedestrian plan? Y ☐ N ☒

In March 2020, the Hogan Administration announced \$3.78 million in fiscal year 2021 grants to support bicycle safety and access improvements for projects across the state. The funds are made possible through the Maryland Department of Transportation's (MDOT) Kim Lamphier Bikeways Network Program. Founded in 2011, the Bikeways Program provides state transportation funding for planning, design and construction of bicycle infrastructure, including bike lanes and shared-use paths.

This grant project will determine the feasibility of alignments serving important commercial, recreational, and residential destinations in the Dunkirk and Prince Frederick Town Centers. The grant work will include coordination with existing and ongoing planning efforts (such as the Town Center master plan updates), as well as high-level traffic, civil, environmental, and right-of-way assessments to determine feasibility. The final deliverable for this project will be a Town Center Pathway Plan for Dunkirk and Prince Frederick. This will include discussion of the planning process, alignments investigated, documentation of factors that led to the preferred alignments, and concept plans for each recommended alignment. To date, several public meetings have been held to receive citizen input on the Town Center Pathway Plan. The alignments have been finalized and the deliverable is being completed by the consultant. The result of this plan will be incorporated into the road design manual and zoning regulations.

1. Plan name
2. Date Completed (MM/DD/YR)
3. Has the plan been adopted? Y ☐ N ☒
4. Is the plan available online? Y ☐ N ☒
5. How often do you intend to update it? (Every ____ years)
6. Are existing and planned bicycle and pedestrian facilities mapped? Y ☐ N ☒

(B) Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan? Y ☒ N ☐

1. Plan name
2040 Calvert County Transportation Plan
2. Date completed **(06/09/2020)**
3. Has plan been adopted? **Yes 03/20/2020 Resolution 06/09/2020** Y ☒ N ☐
4. Is the plan available online? Y ☒ N ☐
5. How often do you intend to update it? (Every ____ Years)
Every 5 years (mid-term review) and update every 10 years

END

APPENDIX

Calvert County, Maryland
Adequate Public Facilities Regulations for Schools and Roads:
Restrictions on Priority Funding Areas
Biennial Report for June 30, 2022

Adequate Public Facilities Reporting Requirements

As required by the 2009 Smart, Green, Growing Legislation (Planning Visions Bill), local jurisdictions are required to submit a biennial report to the Maryland Department of Planning (MDP) if Adequate Public Facilities (APF) regulations result in a restriction in a Priority Funding Area (PFA). The first such reports were due July 1, 2010; the second cycle of reports was due on July 1, 2012; and so forth for every two years thereafter.

Overview of Adequate Public Facilities for Schools and Roads in Calvert County

Calvert County government initially adopted APF regulations for schools and roads in 1988. Section 7-1.05 of the current Calvert County Zoning Ordinance requires that before the Planning Commission can grant final approval of a residential subdivision or residential development of land (which includes subdivisions and site plans for townhouse, single-family attached, multi-family, and mixed residential developments), the Planning Commission must find that all identified schools and roads are adequate or that roads are programmed to be adequate within in one year.

Schools are deemed adequate if enrollment does not exceed 100 percent rated capacity. Schools may still be deemed adequate if an adopted redistricting results in enrollment projections for the next school year do not exceed 100 percent of rated capacity in any of the schools serving the residential subdivision or residential development. Calvert County's PFAs include the county's seven Town Centers and a dozen Rural Villages. Many of the Rural Villages are residential subdivisions comprised of small lots that were created prior to the county adopting zoning in 1967. In effect, the primary PFAs in Calvert County affected by the APF regulations for schools are the county's Town Centers.

Roads are deemed adequate if applicable county roads and intersections outside of Town Centers maintain a level "C" service rating and inside Town Centers, maintain a level "D" service rating after the full development of the proposed development and all other existing and proposed residential developments and subdivisions within the study area. The Department of Public Works may require a traffic study be performed by a Registered Professional Engineer, which must be written in accordance with written procedures and criteria established by the Department of Public Works and approved by the Calvert County Board of County Commissioners.

If the schools and roads are deemed inadequate, the approval shall be denied. For situations where facilities are not adequate, if an applicant provides improvements to render both schools and roads adequate, then the residential subdivision or residential development shall receive final approval. The Zoning Ordinance limits the delay of final approval of a residential subdivision or residential development to seven years.

Calvert County's APF regulations only apply to new residential projects. APF regulations do not apply to: (1) non-residential projects; (2) age-restricted residential communities; (3) existing residential lots, (4) platted, undeveloped lots, or (5) the county's two municipalities, North Beach and Chesapeake Beach since these two municipalities have their own planning and zoning authority and have not adopted APF regulations.

Adequate Public Facilities for Schools: Impact on Priority Funding Areas

The county prepares reports on APF for schools and presents findings to the Planning Commission in April and November of each year. Per the county's APF reports dated April 2020, November 2020, and April 2021, only three schools were deemed inadequate during 2020 (Mt. Harmony Elementary, Plum Point Elementary, and Northern High School). The Spring 2021 report had no schools reporting over the capacity rate. See Table 1 below.

Table 1: Calvert County Inadequate Schools During 2020 and 2021				
	April 2020	November 2020	April 2021	Nov 2021
Mt. Harmony Elementary	111.3%	104.8%	N/A	100.7
Plum Point Elementary	100.7%	N/A	N/A	N/A
Northern High	101.0%	N/A	N/A	103.2

The three school districts over capacity are located in northern Calvert County. The county PFAs affected by schools with inadequate capacity during this period include the Dunkirk, Huntingtown, and Owings Town Centers.

Historically, Northern High School has been deemed inadequate each reporting period back to April 2010. The Northern High school construction was completed and opened in 2019. Adjusting school attendance areas to provide relief for the northern part of the county by taking advantage of available capacity in the southern schools is also a possibility.

The 2023 Educational Facilities Master Plan states that due to the current COVID pandemic, Calvert County's schools have seen an overall decline in enrollment. We expect that once the effects of the pandemic begin to subside, we will see enrollment increases within this region.

Beach Elementary is slated for replacement or renovation/expansion in the Capital Improvement Program.

Inadequacy at Mt. Harmony Elementary is in part due to the school taking on a high number of transfer students. For instance, in the November 2019 reporting period Mt. Harmony Elementary had a net gain of 94 students due to transfers. Mt. Harmony Elementary would have been deemed adequate in this and other reporting periods if no student transfers had occurred

Adequate Public Facilities for Roads: Impact on Priority Funding Areas

The Department of Public Works reviews the traffic studies for each proposed residential subdivision or residential development. The Department of Public Works can only look at the status of the current roadway system during traffic study reviews. These studies are micro analysis on location by location issues not a broad range planning analysis. The county government does not have the capabilities to look at the long-term planning, forecasting, zoning, trip generation and other factors to determine anticipated deficiencies for roadway segments or to identify the improvements and/or modifications needed to make road segments function adequately in the future. This type of analysis requires planning information on projected land use, zoning, forecasted trends, and potential trip generation as determined by traffic modeling which the Department of Public Works and the Department of Planning & Zoning are not now staffed or equipped to perform or undertake. For the traffic study reviews, the county's methodology considers minimum capacity requirements using the "Highway Capacity Manual" (HMC). The State, however, uses the Critical Lane Methodology," another planning tool which deems many roadways adequate that differ in the results, often less critical than the HMC.

Currently, there are no projects subject to Calvert County's APF regulations that are being delayed due to inadequate roads.

The next report to the Maryland Department of Planning is due by July 1, 2024.

**Annual Report Worksheet
Reporting (Calendar) Year 2021**

Appendix A-2

Abbreviations for Capacity Improvement Charts, Section II(C), Tables B-G	
BOCC	(Calvert County) Board of County Commissioners
CCCP	Calvert County Comprehensive Plan; adopted August 2019
CCPSCMP	Calvert County Public Schools 5-Year Comprehensive Master Plan; adopted 11/18/2016
CCTP	Calvert County 2040 Transportation Plan; adopted 03/24/20, resolution signed 06/09/2020
CCCSWMP	Calvert County Comprehensive Solid Waste Management Plan, 2019-2028; adopted 08/15/18
CCCW&SP	Calvert County Comprehensive Water and Sewer Plan 2014 Update; adopted 01/13/ 2016
DMP&ZO	Dunkirk Master Plan and Zoning Ordinance; adopted 07/28/1987, last revised 01/03/19
HMP&ZO	Huntingtown Master Plan and Zoning Ordinance; adopted 10/05/1993, last revised 01/03/19
LTCMP&ZO	Lusby Town Center Master Plan and Zoning Ordinance; adopted 01/08/2002, last amended 01/03/19
MDE	Maryland Department of the Environment
OTCMP&ZO	Owings Town Center Master Plan and Zoning Ordinance; adopted 06/27/2000, last amended 01/03/19
PFMP&ZO	Prince Frederick Master Plan and Zoning Ordinance; adopted 07/11/1989, last amended 01/03/19
STCMP&ZO	Solomons Town Center Master Plan and Zoning Ordinance; Master Plan adopted 08/25/2009, Zoning Ordinance effective date (adopted) 09/22/2009, and last amended 01/03/19
SLMP	St. Leonard Master Plan; Effective Date (Adopted) 11/26/2013
SLZO	St. Leonard Zoning Ordinance; Adopted 09/19/1995, last amended 01/03/19
TAP	Maryland Department of Transportation/Transportation Assistance Program

Residential Development Capacity Analysis for Calvert County March 9, 2017 (Updated June 26, 2017, August 8, 2017 and September 30, 2017)

The Maryland Department of Planning (MDP), Planning Services, provided Calvert County with a summary of its residential development capacity numbers, as well as the methodology to derive those numbers. MDP staff is available to meet with the County to discuss these findings by phone or in-person.

Scenarios:

MDP staff ran six different scenarios for Calvert County. The scenarios focus on the use and application of the County's Transfer Development Rights (TDRs), potential implementation of the Agricultural Preservation and Sustainable Growth Act of 2012 (the septic law) as depicted by the Calvert County's Draft Growth Tier Map (May 2016), and "site-level constraints". The analysis of these scenarios demonstrate a potential range of possibilities for development capacity in Calvert County. The six scenarios are specifically defined as follows:

Scenario 1: Includes full use of TDRs, applies "pre-septic law" conditions, and assumes current programs do not change over time. This scenario does not illustrate the potential impacts of the septic law on residential capacity. It also assumes that there is full use of TDRs to achieve the maximum residential densities allowed in each zoning district.

Scenario 2: Includes full use of TDRs, applies "septic law" conditions, and assumes current programs do not change over time. This scenario illustrates the potential impacts of the septic law on residential capacity, using the County's most recent Draft Growth Tier Map (May 2016). It also assumes that there is full use of TDRs to achieve maximum residential densities allowed in each zoning district.

Scenario 3: Includes no use of TDRs, applies "pre-septic law" conditions, and assumes current programs do not change over time. This scenario does not illustrate the potential impacts of the septic law. It also assumes that there is no use of TDRs. The numbers are based upon each zoning districts conventional (base) densities, which is the maximum residential permitted density allowed without the use of TDRs.

Scenario 4: Includes no use of TDRs, applies "septic law" conditions, and assumes current programs do not change over time. This scenario illustrates the potential impacts of the septic law, using the County's most recent Draft Growth Tier Map (May 2016). It also assumes that there is no use of TDRs. The numbers are based upon each zoning districts conventional (base) densities, which is the maximum residential permitted density allowed without the use of TDRs.

Scenario 5: Includes full site constraints, applies "pre-septic law" conditions, and assumes current programs do not change over time. This scenario does not illustrate the potential impacts of the septic law. Full site constraints include not only the constraints listed under the general methodology, but the physical/environmental constraints described under Table 1, below.

Scenario 6: Includes full site constraints, applies "septic law" conditions, and assumes current programs do not change over time. This scenario illustrates the potential impacts of the septic law, using the County's most recent Draft Growth Tier Map (May 2016). Full site constraints include not only the constraints listed under the general methodology, but also the physical/environmental constraints described under Table 1, below.

General Methodology:

MDP's Growth Model calculates residential development capacity (build-out) for each parcel in the County. A residential development capacity analysis, or build-out analysis, is defined as the number of new housing units that could potentially be developed on a given parcel of land under current zoning and development rules and other considerations.

To estimate development capacity, MDP incorporated the following criteria:

- The zoning of a parcel
- The sewer service status of a parcel
- The zoning and development requirements generally governing development in the applicable zoning district
- Easements or other restrictions/conditions applying to the parcel
- Realized density, a measure of the density of development typically occurring on properties developed in the zoning district with a given sewer service status during the last 20 years
- The presence or absence of previously existing residential development on a parcel
- Impacts of the Growth Tier Act (the septic law)
- 25% of the parcel acreage will not be available for residential development in order to meet other state regulatory requirements such as provision of roads, utilities, stormwater management facilities, building setbacks, etc. The remainder of the parcel (75%) is considered the acreage that may be developed. These parameters do not include the physical/environmental constraints listed in Table 1.
- Zoning districts that allow for "mixed use" (residential and/or commercial development on the same parcel) were assumed a built out of 100% residential across all scenarios

Information on realized densities per zoning district is derived from numerous sources. Zoning ordinances and related development regulations are used to estimate the "yield" or the number of residential units likely to result from the development process. In this analysis, density yields were adjusted for each of the scenarios described above. Digital GIS data is used to measure the size and estimate the density of residential units already developed in each jurisdiction. If indicated, estimated yields of residential units suggested by the zoning ordinance were adjusted. In the best case, local governments compiled data on residential yields by zoning district and provided MDP with their own estimates of realized densities, which are then used for this purpose in the model.

The residential development capacity for each parcel was calculated by multiplying the density yield and the developable acres of a parcel together (developable acres X density yield). This calculation was adjusted in cases where a parcel is improved, but still has additional capacity based on the permitted density (conventional and/or TDR) yield in that zoning district. In these cases, the calculation is (developable acres X density yield -1) ÷ 2. This method accounts for some infill potential, but divides the total potential in half, so as not to overestimate this potential.

Once the preliminary calculations are completed, the model removes any the calculated capacity of protected lands, open space, and other undevelopable areas identified by scanning the "legal" description fields in the SDAT database, or by incorporating local data representing unbuildable areas. Finally, the program runs through any specific rules that are unique to a particular county or a particular zoning district within a County. For example, in Calvert County, there is a rule that resets capacity for Agricultural Preservation District (APD) parcels that have been permanently preserved to no more than 3 new lots (households), if the initial calculated capacity is higher.

In addition to the criteria list above, the analysis also incorporated other site-level constraints such as physical and/or environmental features that are protected from development based upon local regulations, as described under Table 1.

Data on parcel attributes that restrict development were derived from a variety of GIS data sources, including: zoning and sewer service from County map layers; environmental features from data on wetlands, waterways, and slopes; and data on roads that affect development capacity and yields in some zoning districts. In addition, zoning ordinances and/or development regulations also are used as primary sources of information about how these features might affect capacity and yields. This information, along with parcel polygon data, was used to estimate the portion of each parcel greater than or equal to 5 acres that is developable. Only the developable portion of the parcel was used in the capacity calculations to determine density yields described above.

The rules applying to site-level constraints were interpreted a bit differently in some rural zoning districts. In many rural zoning districts, overall density yields are very low, and may be much lower than average lot sizes of individual houses. Where these significant differences exist, MDP staff reviewed the minimum or average lot size of each zoning district and applied that information in the lookup table for that zoning district. For example, consider a 100-acre parcel where the maximum permitted (TDR) density in the zoning district is one (1) dwelling unit (DU) per 10 acres. The TDR development capacity (yield) by zoning, would equate to 10 DUs, based upon the calculation; 100 acres X 0.10 DU/acre. The minimum lot size however, in that zoning district has been 3 acres over the last 10 years. Consequently, even if 50% of the parcel (50 acres) is identified as undevelopable due to site-level constraints, it would not make sense to cut the development capacity in half (from one (1) DU per 10 acres to one (1) DU per 5 acres), given the minimum permitted lot size of 3 acres. Therefore, the 3-acre minimum lot size remains in place over time, only 30 acres would have to be identified as developable to accommodate full build-out of this parcel. In this example, the full potential of 10 DUs is still feasible on the unconstrained (50 acres) portion of the parcel due to 3 acre minimum lot size provision.

Calvert County Specific Data and Assumptions:

In Calvert County, MDP staff worked extensively with Calvert County, Department of Planning & Zoning staff to ensure that zoning information was as complete and correct as possible. County staff provided detailed information about maximum allowable densities for each zoning district. The County also provided GIS data for sub-districts within the Town Centers.

There are different zoning yield assumptions depending on the scenario. For Scenarios 1 and 2 and 5 and 6; as described above, a 75% yield factor was used to represent Town Center zoning districts and areas within one-mile of Town Centers. These yields assumed full use of TDRs. For Scenarios 3 and 4, density yields were adjusted to assume that no TDRs would be used. These density yields are much lower in these scenarios because they represent conventional (base) density yield only. It is assumed that zoning districts that allow for “mixed use” are built out at 100% residential across all scenarios.

MDP staff also worked with Calvert County to limit additional development capacity within existing major subdivisions. If a parcel is improved or tagged as open space within the State Department of Assessment and Taxation (SDAT) record, no additional capacity was given. If a lot within the subdivision was unimproved, it was assigned a capacity of 1 DU only.

Calvert County reviewed MDP’s assumptions for physical/environmental site-level constraints several times over the course of the analysis. Site-level constraints are being considered differently depending on the scenario. For Scenarios 1 through 4, site-level constrained acres were removed from consideration for development capacity within the Town Centers. The assumption is that site-level constraints would not impact the overall

density yield in these areas. The only site-level constraints that were considered in these scenarios were wetlands located within the Farm and Forest District (FFD), Residential District (RD) and Residential Community District (RCD), including areas within a one-mile radius of Town Centers, since the County's density formula requires wetlands be subtracted from the gross tract acreage before calculating the yield.

Table 1 summarizes site-level constraints that were included in the analysis. All site-level constraints were mapped, with the exception of those noted in Table 1. In Scenarios 3 and 4, all mapped site-level constraints were considered.

TABLE 1 PHYSICAL/ENVIRONMENTAL SITE-LEVEL CONSTRAINTS CRITERIA	
Constraint Type	Regulations
Stream Buffer Non-Tidal	50 foot buffer required
Stream Buffer Tidal	100 ft. buffer
Tidal Wetlands	100 foot buffer
Steep Slopes - New Subdivisions	No building area on 25% slopes in new subdivisions. No building area on 15% slopes in the Critical Area in In Critical Area, no building on 15% or greater slopes; unless, Board of Appeals approval is obtained on existing lots
Floodplain	No residential construction are allowed in the floodplain for new subdivisions

¹ Steep Slopes did not include the County's cliff setback requirements.

Sources:

<http://ecode360.com/CA1802Z>

<http://www.dsd.state.md.us/comar/getfile.aspx?file=26.04.02.04.htm>

Analysis Results

The methodology described above was applied to Calvert County to estimate the development capacity of each parcel of land that is zoned to allow residential development. Table 2 shows the number for 6 scenarios analyzed in Calvert County.

TABLE 2: CALVERT COUNTY NEW HOUSEHOLD CAPACITY (NHC) BY GENERALIZED ZONING DISTRICT						
	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Generalized Zoning	NHC Full TDR, Pre-Septic Law	NHC Full TDR With Septic Law	NHC No TDR, Pre-Septic Law	NHC Full TDR With-Septic Law	NHC Full TDR, Pre-Septic Law & Full Constraints	NHC Full TDR, With Septic Law & Full Constraints
APD	40	40	40	40	31	31
ECTC	0	0	0	0	0	0
FFD	938	783	938	783	740	650

TABLE 2: CALVERT COUNTY NEW HOUSEHOLD CAPACITY (NHC) BY GENERALIZED ZONING DISTRICT – CONT'D						
	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Generalized Zoning	NHC Full TDR, Pre-Septic Law	NHC Full TDR With Septic Law	NHC No TDR, Pre-Septic Law	NHC Full TDR With-Septic Law	NHC Full TDR, Pre-Septic Law & Full Constraints	NHC Full TDR, With Septic Law & Full Constraints
Huntington Town Center	138	138	113	113	107	107
Light Industrial (I-1)	0	0	0	0	0	0
Lusby Town Center	498	498	77	77	430	430
Marine Commercial (MC)	0	0	0	0	0	0
Owings	191	191	24	24	131	131
Prince Frederick Town Center	5,268	5,268	777	777	3869	3869
Rural Commercial (RC)	0	0	0	0	0	0
Residential Community District (RCD)	2,844	2,733	1,243	1,233	2,266	2,203
RCD within the one-mile radius of a Town Center	1,384	1,384	1,384	1,384	1,092	1,092
Residential District (RC)	2,538	2,522	2,538	2,522	2,513	2,502
RD within the one-mile radius of a Town Center	3,776	3,767	1,541,	1,541	3,070	3,070
Solomons Town Center	715	715	52	52	536	536
St. Leonard Town Center	193	193	149	149	165	165
Dunkirk Town Center	133	133	47	47	126	126
WL (Wetland)	0	0	0	0	0	0
TOTAL	19,106	18,725	8,923	8,742	15,076	14,912

Table 3: Calvert County New Household Capacity (NHC) In/Out of the Priority Funding Areas (PFAs)						
	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Generalized Zoning	NHC Full TDR, Pre-Septic Law	NHC Full TDR With Septic Law	NHC No TDR, Pre-Septic Law	NHC Full TDR With-Septic Law	NHC Full TDR, Pre-Septic Law & Full Constraints	NHC Full TDR, With Septic Law & Full Constraints
Inside PFAs	10,385	10,385	4,025	4,025	8,246	8,246
Outside PFAs	8,631	8,340	4,898	4,717	6,830	6,666
TOTAL	19,016	18,725	8,923	8,742	15,076	14,912

The results present a wide range of possibilities for the County to consider. These data points represent the “bookends” of what could potentially occur. Future development patterns on the ground will likely be “somewhere in the middle”. The analysis results could be used to help answer questions about the impact of specific scenarios or strategies that could be applied to meet the County’s land-use goals and benchmarks. For example, does the County want to continue to encourage more density in Town Centers through the use of TDRs? Are the current permitted densities within certain Town Centers reasonable, given available infrastructure and existing development patterns? This analysis allows us to make more informed decisions related to these types of questions.

In closing, the scenarios that were considered in this analysis to date are not inclusive of all possibilities. MDP’s technical staff can continue to work with County’s planning staff to identify additional scenarios that will help in the decision making process related to the on-going Comprehensive Plan Update and Zoning Ordinance Rewrite process.

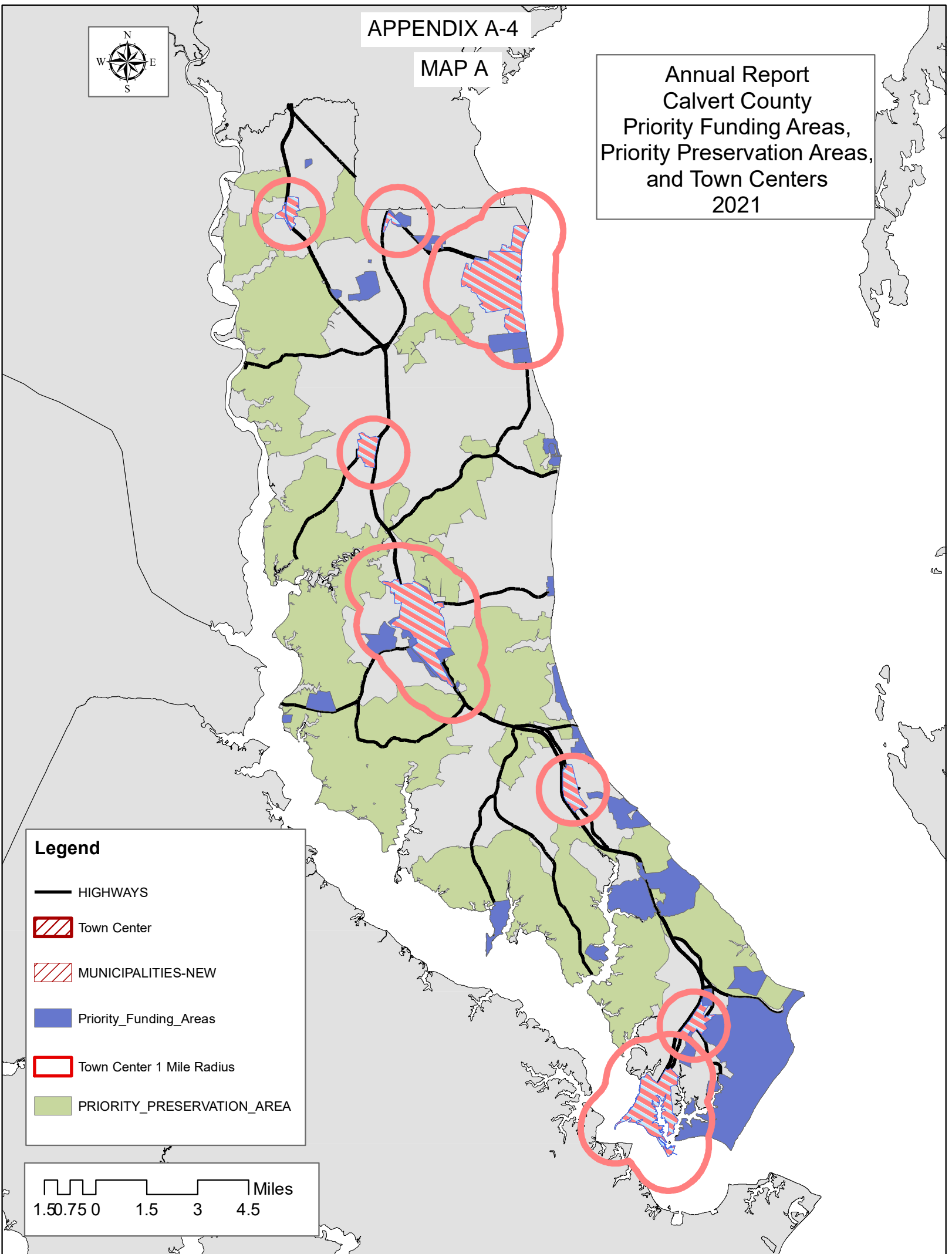
Note: This Analysis was prepared by the Maryland Department of Planning’s Planning Services staff on March 9, 2017 and Revised June 26, 2017. Additional revisions were made to this analysis by Calvert County Department of Planning and Zoning on August 8, 2017 and September 30, 2017 for editorial purposes only. No revisions were made that resulted in a change to MDP’s methodology, calculations or results.

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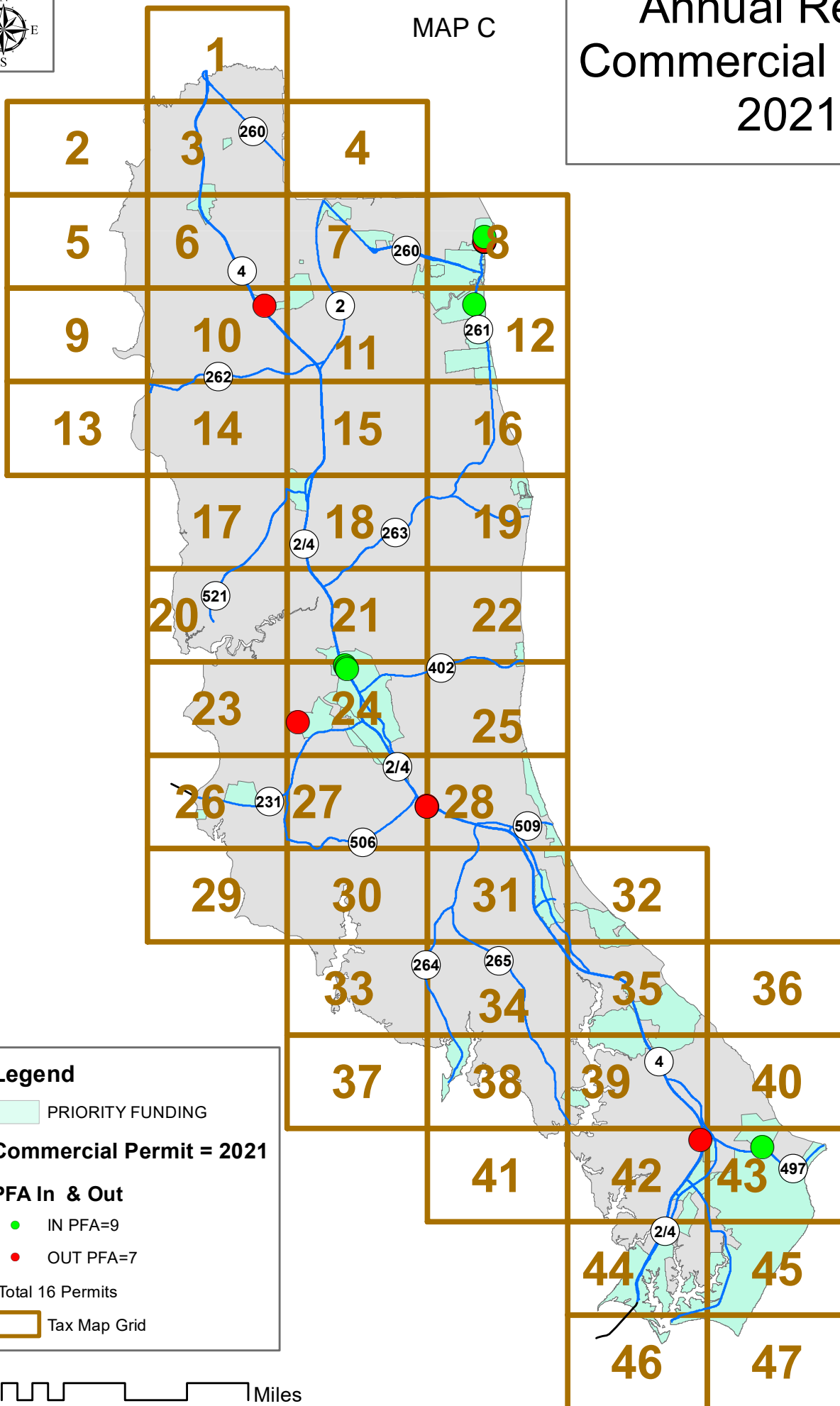
Appendix A-4

Table of Contents for Maps		
Attachment	Subject	Section
A	Priority Funding Areas	All Sections
B	Residential	Section I
C	Commercial	Section II
D	Map Amendments	Section II
E	Subdivisions Approved	Section II
F	Residential and Non-Residential Site Plans Approved	Section II
G	Transportation Capacity Improvement Projects	Section II
H	Public School Capacity Improvement Projects	Section II
I	Public Facilities, Safety and Utilities Capacity Improvements	Section II
J	Solid Waste and Water and Sewer Systems Capacity Improvement	Section II
K	APFO Calvert County Elementary School District Restrictions	Section VI
L	APFO Calvert County Middle School District Restrictions	Section VI
M	APFO Calvert County High School District Restrictions	Section VI
N	APFO Calvert County School District Restrictions	Section VI

Annual Report
Calvert County
Priority Funding Areas,
Priority Preservation Areas,
and Town Centers
2021



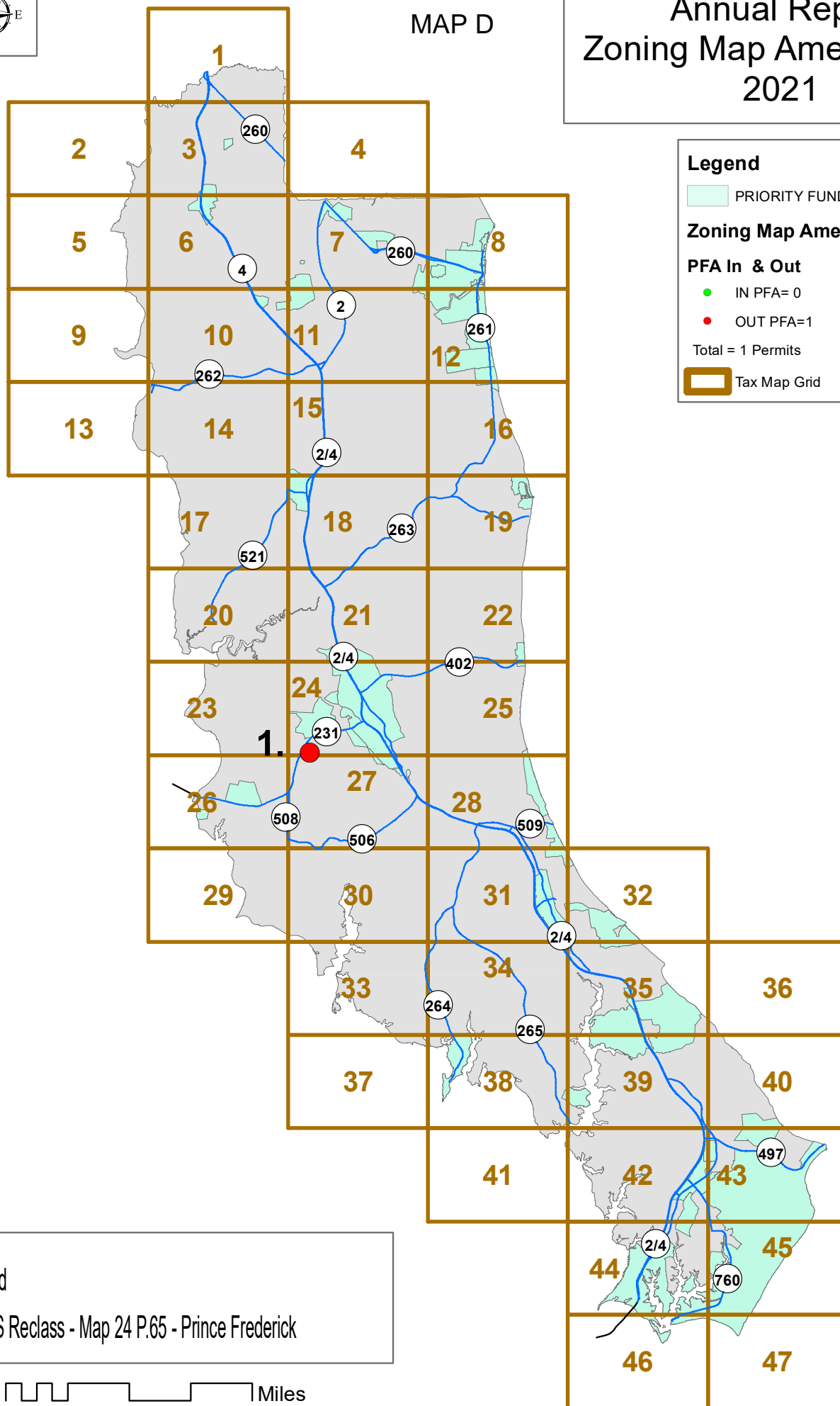
Annual Report Commercial Permits 2021





APPENDIX A-4 MAP D

Annual Report Zoning Map Amendments 2021





APPENDIX A-4
MAP E

Annual Report Approved Subdivisions 2021

Legend

PRIORITY FUNDING

Approved Subdivisions = 2021

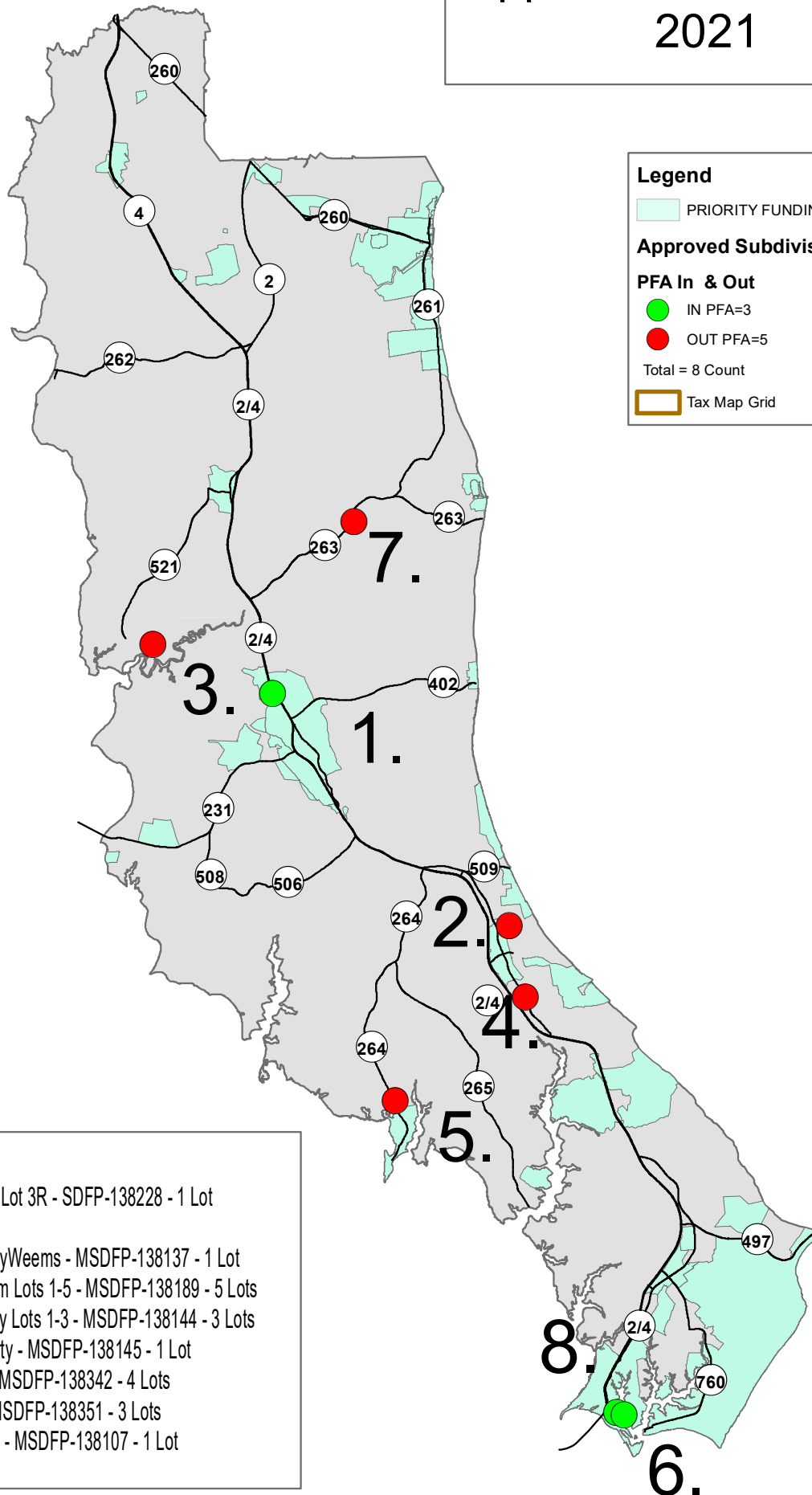
PFA In & Out

IN PFA=3

OUT PFA=5

Total = 8 Count

Tax Map Grid



MAJOR

1. Major-Chapline Place Lot 3R - SDFF-138228 - 1 Lot

MINOR

2. Minor-Ronald & ShirleyWeems - MSDFF-138137 - 1 Lot

3. Minor - Old Achor Farm Lots 1-5 - MSDFF-138189 - 5 Lots

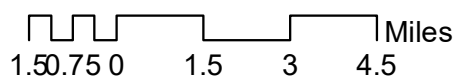
4. Minor - Pixton Property Lots 1-3 - MSDFF-138144 - 3 Lots

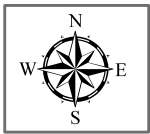
5. Minor - Jimney Property - MSDFF-138145 - 1 Lot

6. Minor - 3D Avondale - MSDFF-138342 - 4 Lots

7. Minor - Ida's Acres - MSDFF-138351 - 3 Lots

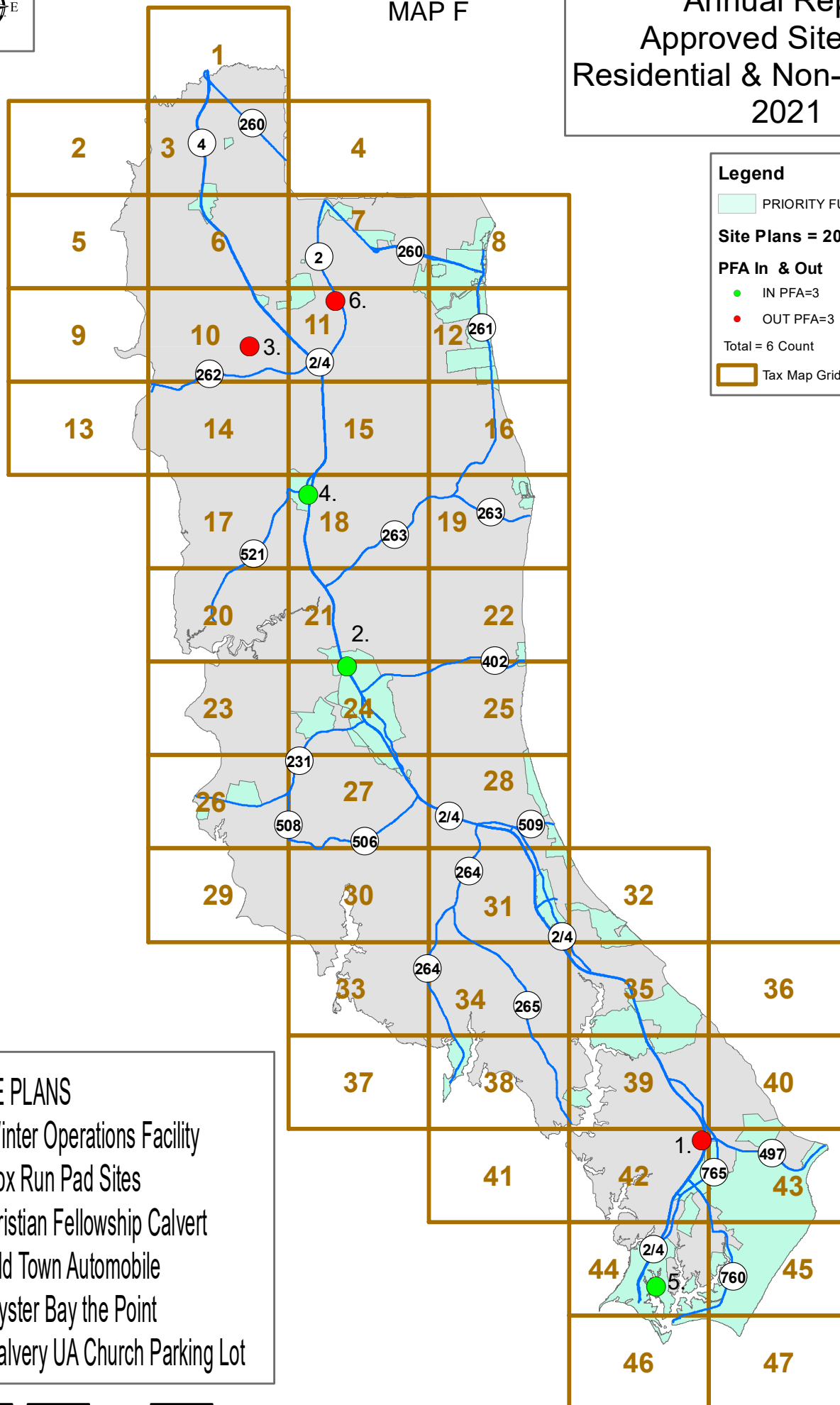
8. Minor - Martin O'Berry - MSDFF-138107 - 1 Lot





APPENDIX A-4 MAP F

Annual Report Approved Site Plans Residential & Non-Residential 2021



Legend

PRIORITY FUNDING

Site Plans = 2021

PFA In & Out

● IN PFA=3

● OUT PFA=3

Total = 6 Count

□ Tax Map Grid

SITE PLANS

1. Winter Operations Facility
2. Fox Run Pad Sites
3. Cristian Fellowship Calvert
4. Old Town Automobile
5. Oyster Bay the Point
6. Calvery UA Church Parking Lot

1.50.75 0 1.5 3 4.5 Miles



APPENDIX A-4
MAP G

Annual Report Transportation 2021

Legend

PRIORITY FUNDING

Transportation = 2021

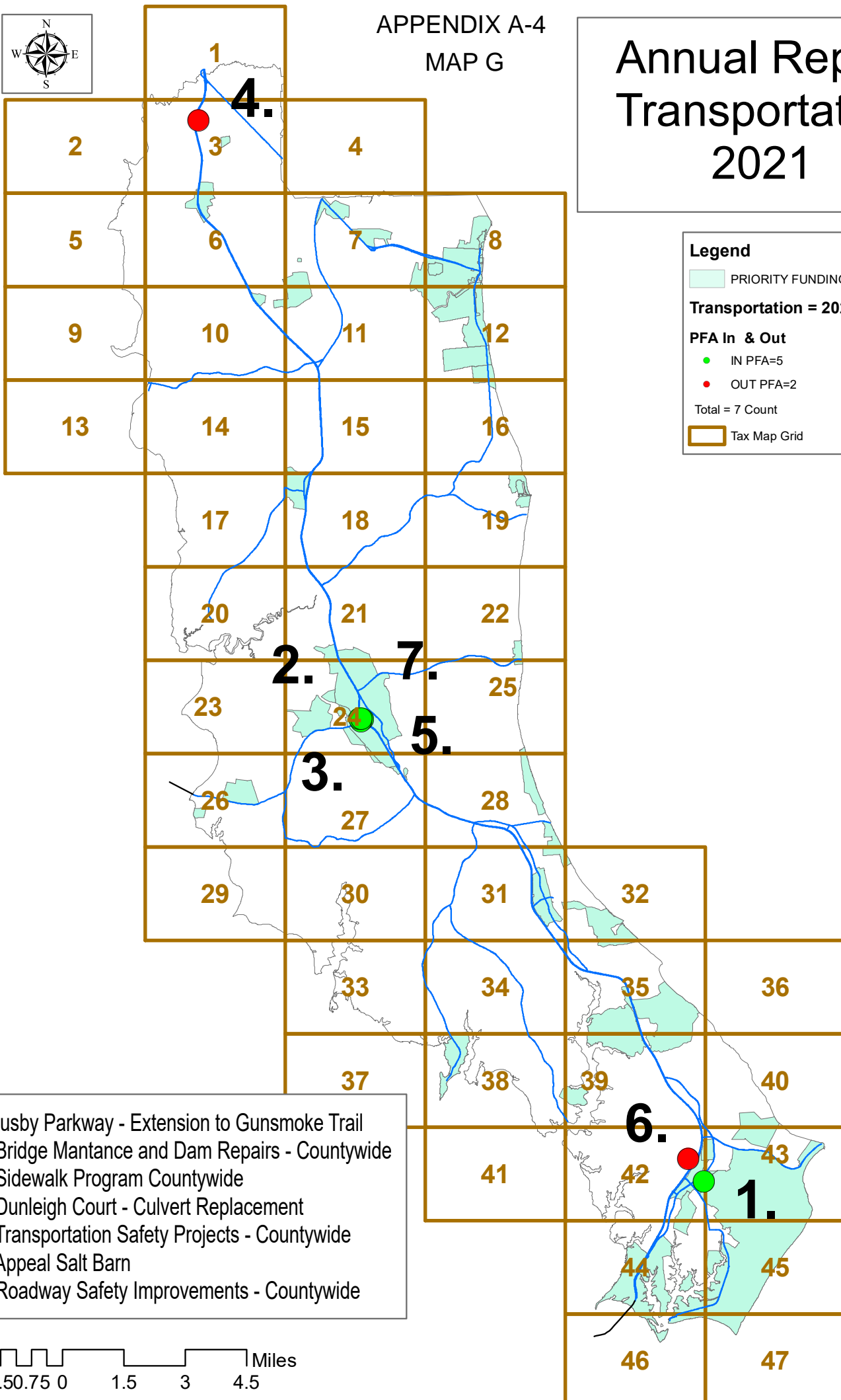
PFA In & Out

IN PFA=5

OUT PFA=2

Total = 7 Count

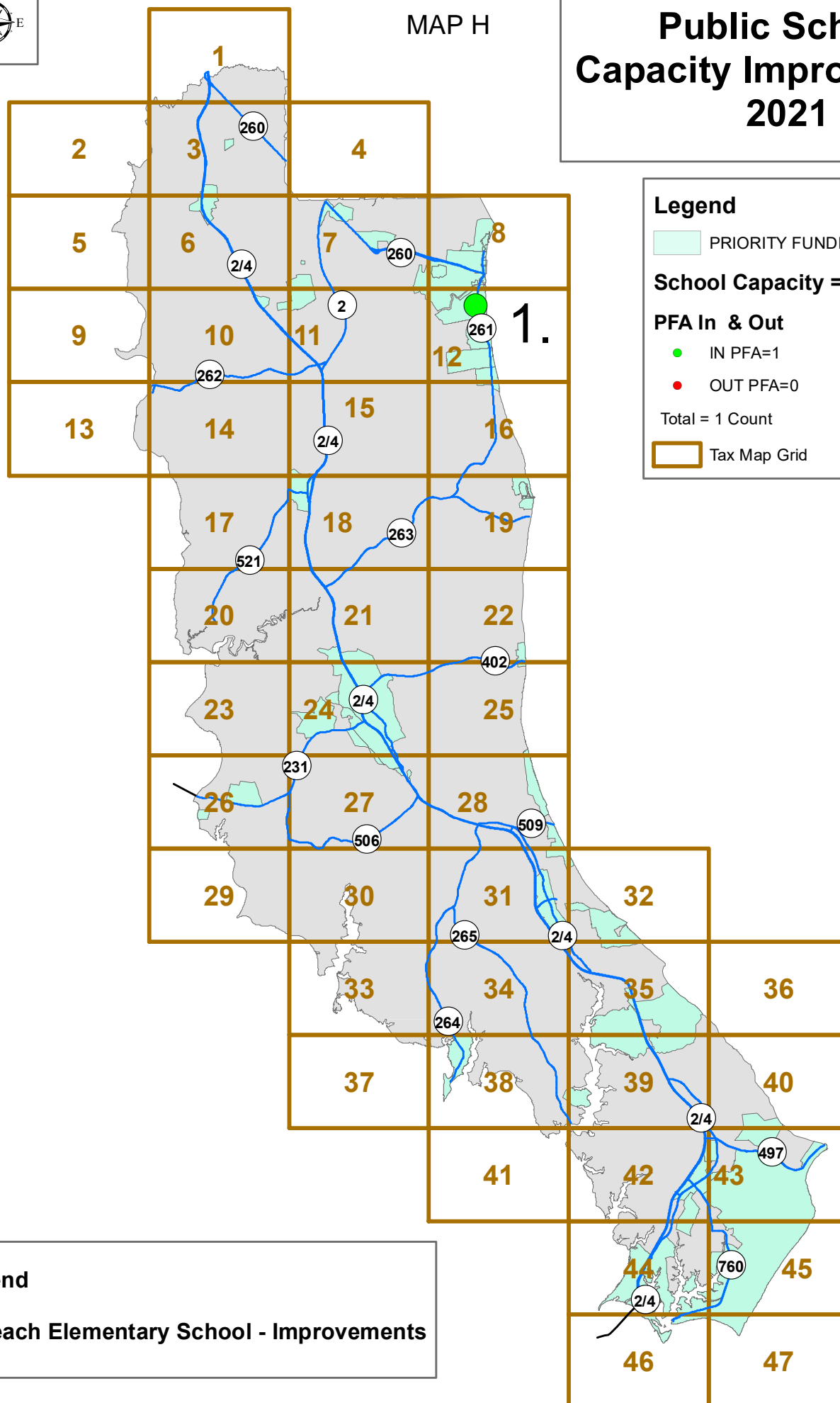
Tax Map Grid





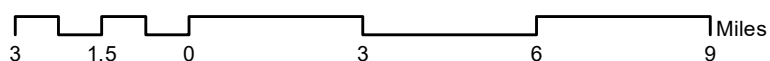
APPENDIX A-4
MAP H

Public School Capacity Improvements 2021

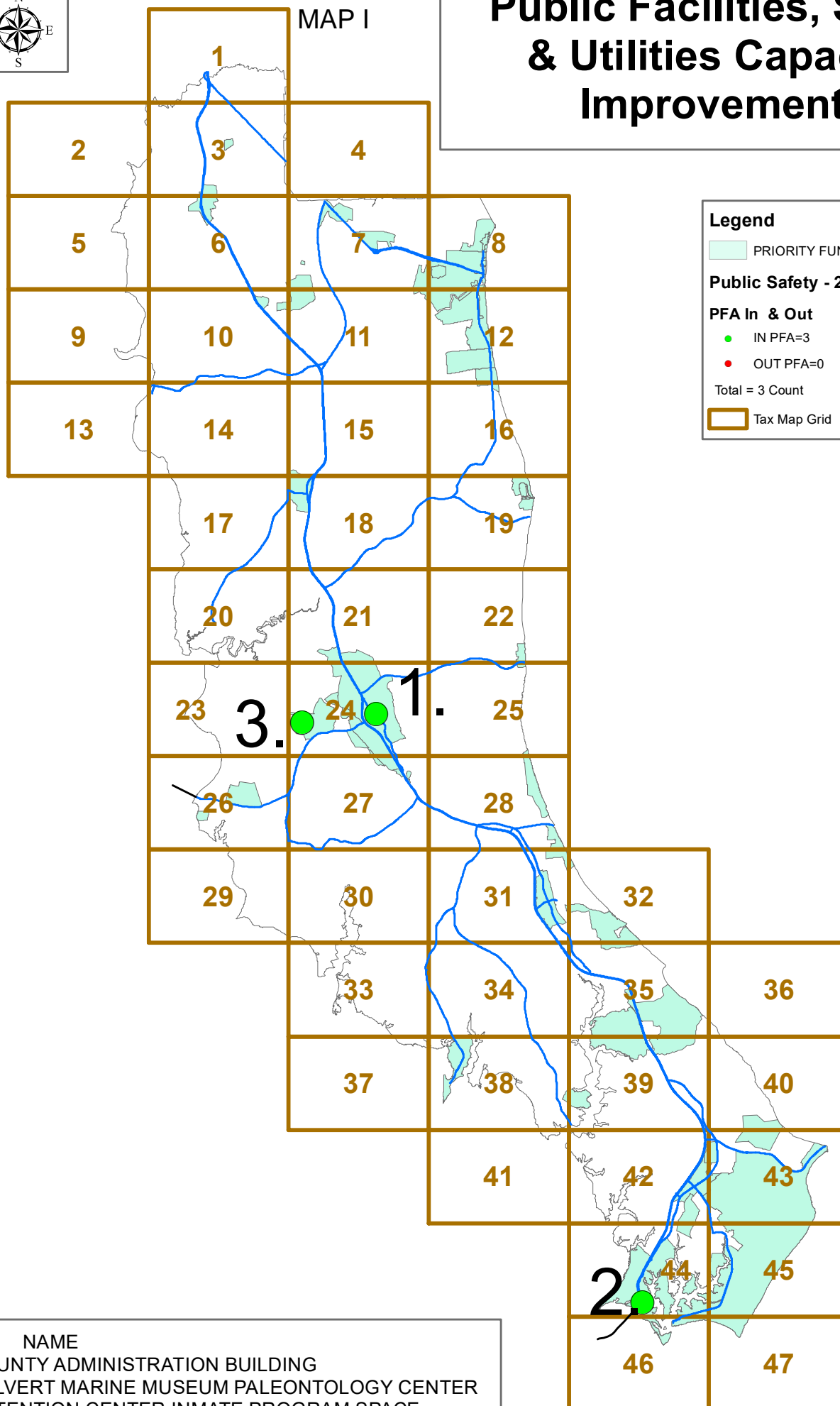


Legend

1. Beach Elementary School - Improvements



Public Facilities, Safety & Utilities Capacity Improvements



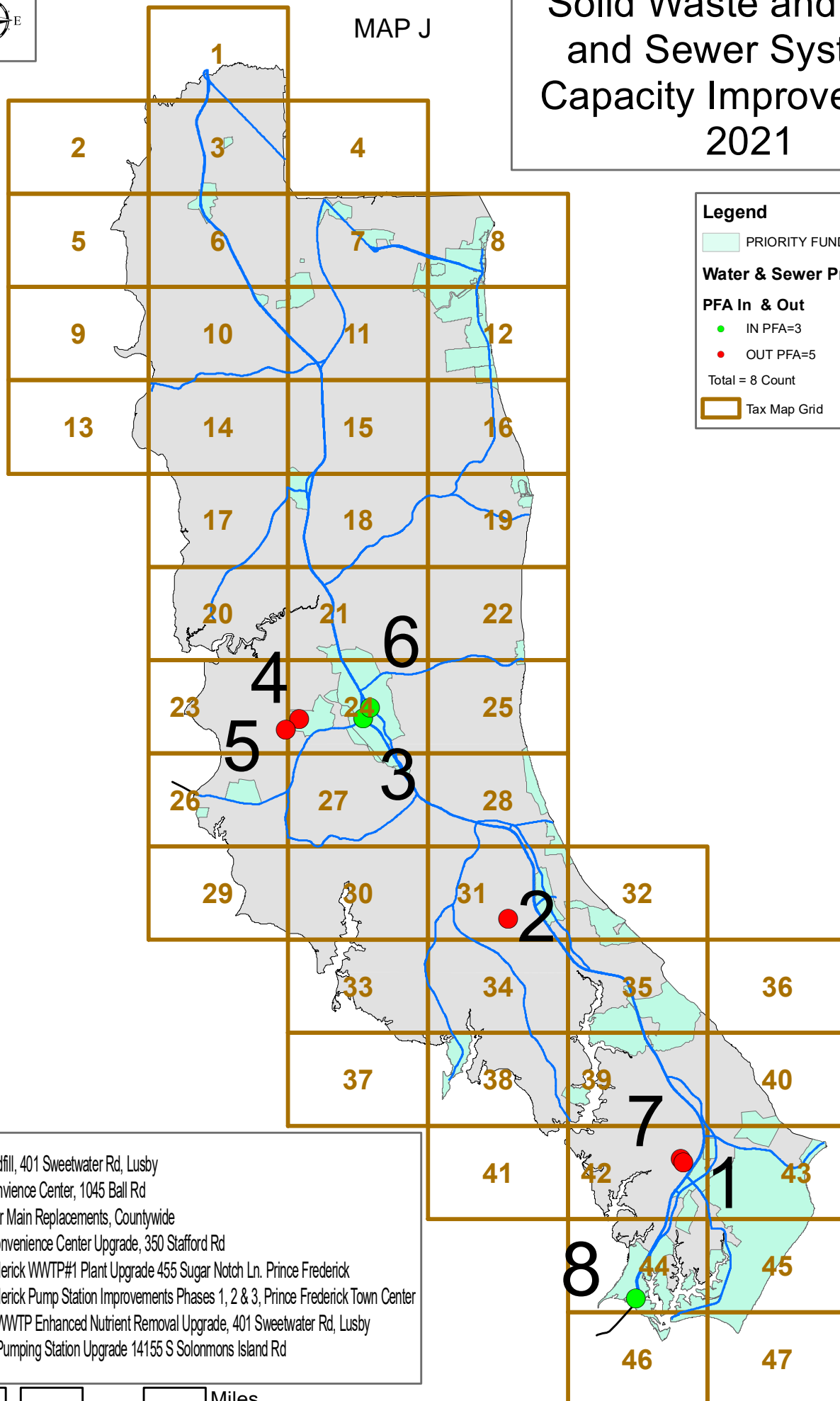
REF# NAME

1. COUNTY ADMINISTRATION BUILDING
2. CALVERT MARINE MUSEUM PALEONTOLOGY CENTER
3. DETENTION CENTER INMATE PROGRAM SPACE



APPENDIX A-4
MAP J

Solid Waste and Water and Sewer Systems Capacity Improvements 2021

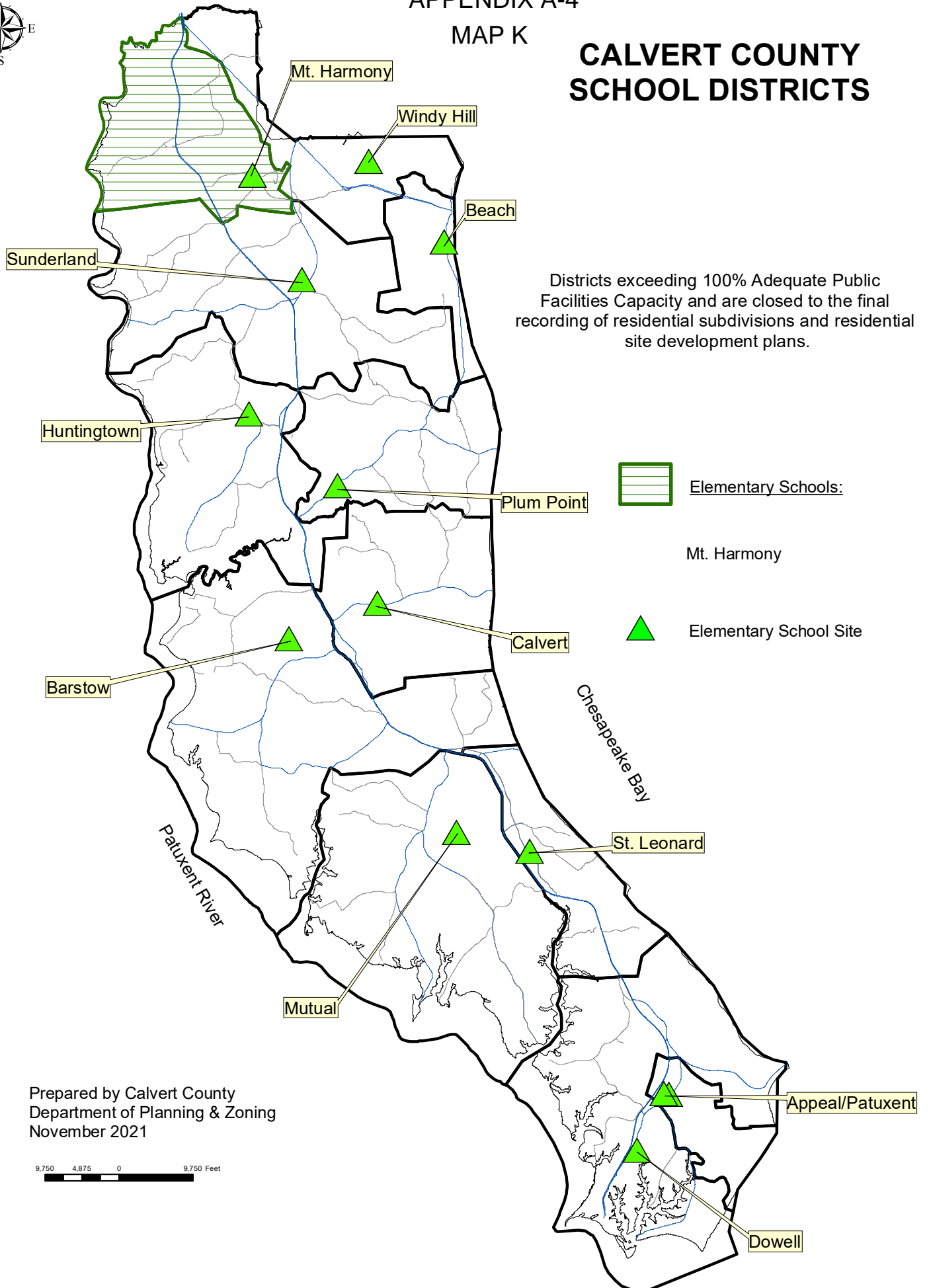




APPENDIX A-4

MAP K

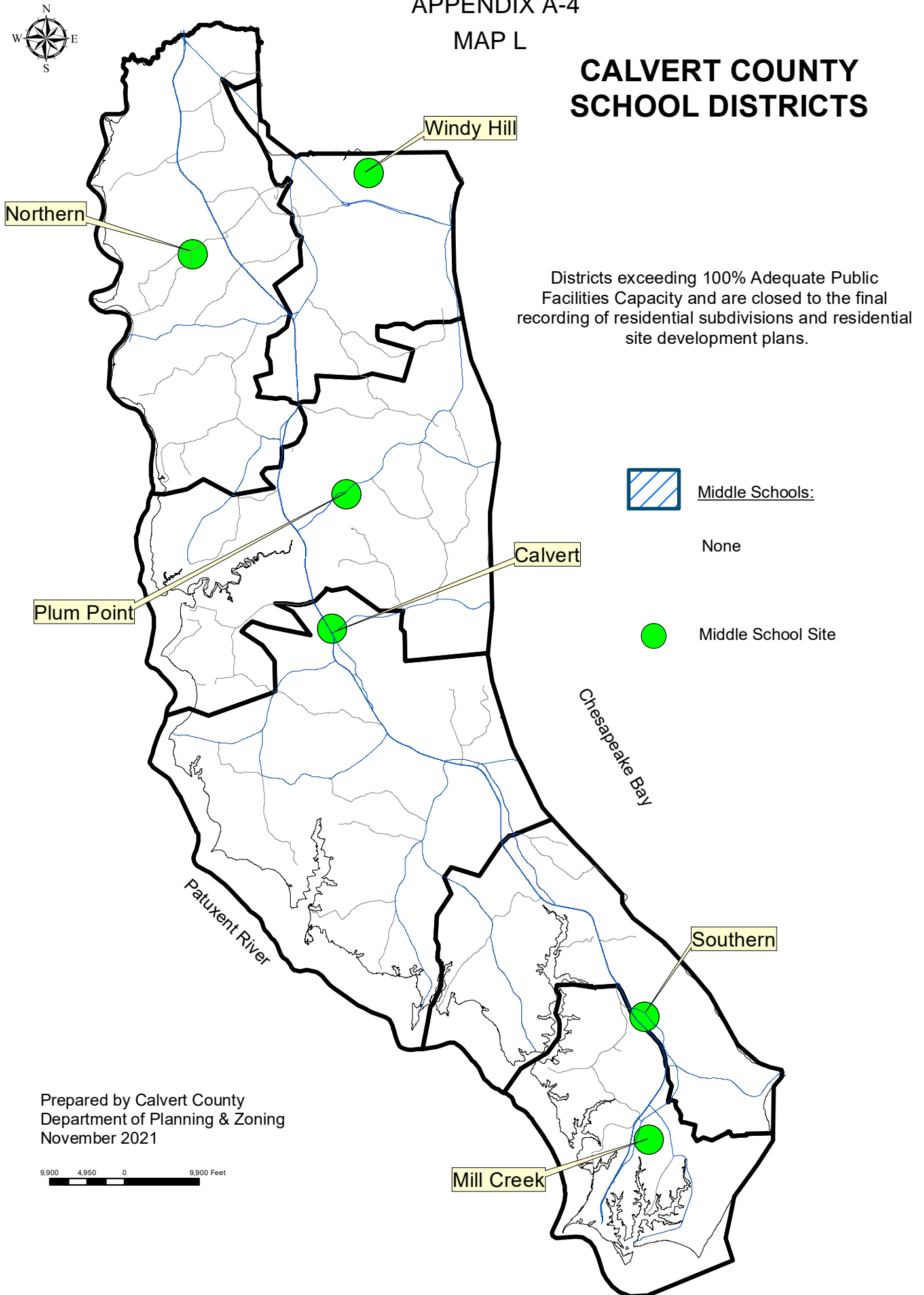
CALVERT COUNTY SCHOOL DISTRICTS



APPENDIX A-4

MAP L

CALVERT COUNTY SCHOOL DISTRICTS





APPENDIX A-4

MAP M

CALVERT COUNTY SCHOOL DISTRICTS

NORTHERN HS

HUNTINGTOWN HS

CALVERT HS

PATUXENT HS

Districts exceeding 100% Adequate Public Facilities Capacity and are closed to the final recording of residential subdivisions and residential site development plans.



High Schools:

Northern High School



High School Sites

Patuxent River

Chesapeake Bay

Prepared by Calvert County
Department of Planning & Zoning
November 2021

9,900 4,950 0 9,900 Feet





APPENDIX A-4

MAP N

CALVERT COUNTY SCHOOL DISTRICTS

Districts exceeding 100% Adequate Public Facilities Capacity and are closed to the final recording of residential subdivisions and residential site development plans.



Elementary Schools:

Mt. Harmony



High Schools:

Northern

Patuxent River

Chesapeake Bay

Prepared by Calvert County
Department of Planning & Zoning
November 2021

10,000 5,000 0 10,000 Feet